007.0	0001	0007.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	680,600	/	680,600
USE VALUE:	680,600	/	680,600
ASSESSED:	680,600	/	680,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #: B

Owner 1:	ZHANG FRANNY YANGGU
Owner 2:	
Owner 3:	
Street 1:	40 NEWCOMB ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULEJMAN WOJCIECH T& HEATHER M -
Owner 2:	-
Street 1:	40 NEWCOMB ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1766 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	676,700	3,900		680,600
Total Card	0.000	676,700	3,900		680,600
Total Parcel	0.000	676,700	3,900		680,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.39 | /Parcel: 385.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

195072

GIS Ref

GIS Ref

Insp Date

07/19/18

!663!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0001-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	666,200	3900	.		670,100	670,100	Year End Roll	12/18/2019
2019	102	FV	588,600	3900	.		592,500	592,500	Year End Roll	1/3/2019
2018	102	FV	519,300	3900	.		523,200	523,200	Year End Roll	12/20/2017
2017	102	FV	472,400	3900	.		476,300	476,300	Year End Roll	1/3/2017
2016	102	FV	472,400	3900	.		476,300	476,300	Year End	1/4/2016
2015	102	FV	435,700	3900	.		439,600	439,600	Year End Roll	12/11/2014
2014	102	FV	415,400	3900	.		419,300	419,300	Year End Roll	12/16/2013
2013	102	FV	384,900	3900	.		388,800	388,800		12/13/2012

PRINT

Date	Time
12/10/20	16:24:30

LAST REV

Date	Time
09/17/19	10:32:35

mmcmakin

663

USER DEFINED

Prior Id # 1:	195072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULEJMAN WOJCIE	73155-472	2	8/22/2019		710,000	No	No		
DIZIKES PETER J	59764-333		8/15/2012		456,000	No	No		
EGAN AUSTIN P	41612-558		12/15/2003		395,000	No	No		
GRAHAM-BROWN AL	30759-507		10/14/1999	Family	260,000	No	No		
HECK RICHARD	28562-215		5/11/1998			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2018	1605	Re-Roof	2,700	C				
4/5/2001	181	Alterati	60,000	O		G4	GR FY04	ENLARGE BDRM-RENOV

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
11/24/2003	Fieldrev-Chg	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7086																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.000000000
Name:	128 - 7086

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.24456394
Const Adj.:	0.97029907
Adj $ / SQ:	356.242
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758585
Depreciation:	81927
Depreciated Total:	676658

COMMENTS

CONDO CONVERSION 6/93.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

SKETCH

UnSketched SubAreas:
GLA: 1766,

Sum Area By Label :

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	391.87
Special Features:	0	Val/Su Net:	383.18
Final Total:	676700	Val/Su SzAd	383.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,766	356.240	629,123
Net Sketched Area:		1,766	Total:	629,123
Size Ad	1766	Gross Are	1766	FinArea 1766

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

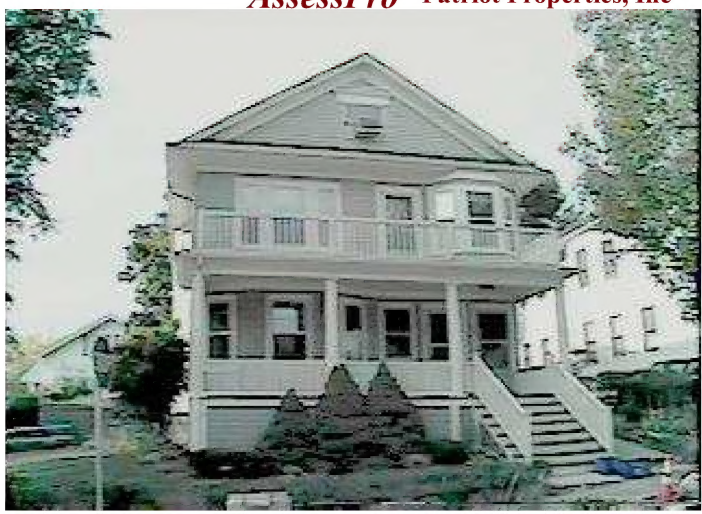
SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0001-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	1915	24.47	T	40	102			3,900			3,900

More: N | Total Yard Items: 3,900 | Total Special Featues: | Total: 3,900

IMAGE

AssessPro Patriot Properties, Inc